

RETURN ADDRESS:

Peoples Bank
Loan Services Department
P.O. Box 233
Lynden, WA 98264



200711200132
Skagit County Auditor

11/20/2007 Page 1 of 3 3:35PM

LAND TITLE OF SKAGIT COUNTY

127731-05

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 200310100304

Additional on page _____

Grantor(s):

1. BOON, STANLEY C
2. BOON, MARY P

Grantee(s)

1. PEOPLES BANK

Legal Description: LOT 11, EDGEMOOR ESTATES

Additional on page _____

Assessor's Tax Parcel ID#: 4658-000-011-0000 P107397

THIS MODIFICATION OF DEED OF TRUST dated November 20, 2007, is made and executed between STANLEY C BOON and MARY P BOON, HUSBAND AND WIFE, WHOSE ADDRESS IS 3813 MOODY COURT, MOUNT VERNON, WA 98274 ("Grantor") and PEOPLES BANK, whose address is EAST MOUNT VERNON OFFICE, PHONE: (360) 848-1833, 2601 EAST DIVISION STREET, MOUNT VERNON, WA 98273 ("Lender").

MODIFICATION OF DEED OF TRUST

Loan No: 5715747-1

(Continued)

Page 2

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated October 7, 2003 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

A DEED OF TRUST DATED OCTOBER 7, 2003 AND RECORDED OCTOBER 10, 2003 UNDER AUDITOR'S FILE NO. 200310100304 RECORDS OF SKAGIT COUNTY, WASHINGTON.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in Skagit County, State of Washington:

Lot 11, "PLAT OF EDGEMOOR ESTATES," as per plat recorded in Volume 16 of Plats, pages 62 through 64, inclusive, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington

The Real Property or its address is commonly known as 3813 Moody Court, Mount Vernon, WA 98274. The Real Property tax identification number is 4658-000-011-0000 P107397.

MODIFICATION. Lender and Grantor hereby modify the Deed of Trust as follows:

THE WORD "NOTE" MEANS THE PROMISSORY NOTE DATED NOVEMBER 20, 2007 FROM GRANTOR TO LENDER, TOGETHER WITH ALL RENEWALS OF, EXTENSIONS OF, MODIFICATIONS OF, REFINANCING OF, CONSOLIDATIONS OF, AND SUBSTITUTIONS FOR THE PROMISSORY NOTE OR AGREEMENT

CHANGE THE PRINCIPAL AMOUNT FROM \$15,000.00 TO \$65,000.00.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications.

Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorser, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it.

This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED NOVEMBER 20, 2007.

GRANTOR:

X Stanley C Boon
STANLEY C BOON

X Mary P Boon
MARY P BOON

LENDER:

PEOPLES BANK

X Authorized Officer



STATE OF Washington COUNTY OF Skagit
INDIVIDUAL ACKNOWLEDGMENT

On this day before me, the undersigned Notary Public, personally appeared STANLEY C BOON and MARY P BOON, who executed the Modification of Deed of Trust, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.
Given under my hand and official seal this 20th day of November, 2007.
Residing at Mount Vernon
My commission expires 12-11-09
By Stanley C Boon Notary Public in and for the State of WA

MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 5715747-1

Page 3

LENDER ACKNOWLEDGMENT

STATE OF _____)
) SS
COUNTY OF _____)

On this _____ day of _____, 20____, before me, the undersigned Notary Public, personally appeared _____ and personally known to me or proved to me on the basis of satisfactory evidence to be the _____, authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By _____ Residing at _____
Notary Public in and for the State of _____ My commission expires _____

LASER PRO Lending, Ver. 5.37.00.003 Copr. Harland Financial Solutions, Inc. 1997, 2007. All Rights Reserved. - WA P:\CPIWIN\CPILPL\G202.FC TR-4109230 PR-49



200711200132
Skagit County Auditor
11/20/2007 Page 3 of 3 3:35PM